



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SUITE 1, BLOCK A, SKYLON COURT, COLDNOSE ROAD, ROTHERWAS, HEREFORD HR2 6JS



**HIGH QUALITY BREEAM RATED, SELF-CONTAINED OFFICES
CONSTRUCTED TO A VERY HIGH SPECIFICATION**

- **Easy in/easy out terms**
- **Low energy and running costs**
- **Excellent specification**
- **Flexible premises**

TO LET
From £1,150 pcm

Location	Skylon Court is located within Skylon Park, the Hereford Enterprise Zone. It is situated off the southern side of the Holme Lacy Road/ Straight Mile at the corner junction with Coldnose Road. Skylon Court comprises a modern development of 11 business units which were constructed about 8 years ago and affords high quality accommodation.		
Description	The proposed accommodation is situated at ground floor level and comprises open-plan office accommodation with LED lighting, painted plaster walls and gas-fired central heating. WC and shower facilities are situated in the common areas and outside car-parking is available. The ground floor unit has a substantial loading door (approx. 2.6m wide x 2.9m high).		
Accommodation	The property has been measured on a net internal basis as follows:-		
		Sqm	Sqft
	Ground Floor – Suite 1	102	1,100
Services	Mains water, electricity and drainage are connected, with heating via a gas-fired boiler and hot water radiators. We understand that fibre optic high-speed broadband is available in the locality.		
Service Charge	No service charge is payable. Occupiers only must meet any business rate liability, utility charges and broadband/telephone costs.		
VAT and EPC	VAT is chargeable on the licence fee. Unit 1A has an energy rating of B48.		
Business Rates	We understand that the premises are assessed in the 2026 Rating List with a Rateable Value of £11,250 such that some element of Small Business Rate Relief may be available to qualifying occupants. Please note that we believe the car-parking spaces may be separately assessed.		
Terms	The premises are available to let on easy in/easy out terms on a licence agreement which can be terminated by either side on 3 months' notice. An initial deposit is payable, and the licence fee is £1,150 per calendar month.		
Car Parking	Car-parking is available, three spaces per unit.		
Legal Costs	All parties are to be responsible for their own legal costs in drawing up any licence agreement.		
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356 161 (Option 4) Email: t.reed@sunderlands.co.uk / j.james@sunderlands.co.uk		

The information in these particulars has been prepared as at 6 August 2026.